



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY SUBDIVISION COMMITTEE

SUBJECT: "A" Vesting Tentative Tract Map 17936 for Planning Area 3, Subarea 3.6, The Ranch Plan Planned Community

APPLICANT: Rancho Mission Viejo - Jay Bullock, Vice President, Planning and Entitlement

PROJECT LOCATION: The project site is located north of Cow Camp Road, east of Gobernadora Canyon, in southeastern unincorporated Orange County, in the 5th Supervisorial District.

PROPOSAL: Rancho Mission Viejo requests approval of "A" Vesting Tentative Tract Map 17936 (VTTM 17936) to subdivide 172.33 acres into 193 total lots: 139 numbered lots for residential development, private parks, a future church site, a vehicular access lot, and monument signage; 54 lettered lots for vehicular access, open space/slopes and landscape lots. The map comprises the area identified as Subarea 3.6 in Planning Area 3 of the Ranch Plan Planned Community.

ENVIRONMENTAL DOCUMENTATION: The proposed project is covered by previous CEQA documentation, which includes Final Program EIR 589, which was certified on November 8, 2004; Addendum 1.0, approved on July 26, 2006; Addendum 1.1, approved on February 24, 2011; the Planning Area 2 Addendum, approved on March 27, 2013; and Addendum 3.1 approved on February 25, 2015. This finding is appropriate and complies with the intent of CEQA pursuant to the 2020 Orange County Local CEQA Procedures Manual, Section 13.1 for projects where a previous environmental document (i.e. Program EIR 589) is already in place. Further CEQA evaluation and clearances are not required for proposed "A" VTTM 17936.

MEETING DATE: September 17, 2025

MEETING TIME: 1:30 p.m. (Or as soon as possible thereafter)

MEETING LOCATION: **County Administration North (CAN)**
(First Floor, Multipurpose Room 101)
[400 W Civic Center Dr.](#)
[Santa Ana, CA 92701](#)

INVITATION TO BE HEARD:

All persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this hearing. It is requested that any comments, documents, or written responses be submitted to OC Development Services/Land Development via email to Robert.Zegarra@ocpw.ocgov.com or delivered to 601 N. Ross Street, Santa Ana, CA 92701 prior to the hearing date. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised prior to close of the public meeting described in this notice, or in written correspondence delivered to OC Development Services/Land Development. Comments submitted before the start of meeting will be part of the public record and distributed to the Subdivision Committee for consideration.

For further information, contact Robert Zegarra at (714) 667-8893 or Robert.Zegarra@ocpw.ocgov.com, or come to the County Service Center at 601 N. Ross Street, Santa Ana, CA 92701.

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The Subdivision Committee staff report, proposed tentative map and other supporting materials are available at: <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/subdivision-o>.

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Subdivision Committee on this application to the Orange County Planning Commission within 10 calendar days of the decision upon submittal of required documents filed online at myoceservices.ocgov.com or in person at the County Service Center, located at 601 N. Ross St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to OC Development Services.